

# MHW 2016 Budget | Murrayhill Woods COA | FY2016

As of 12/27/2017

Prepared By: FRESH START Real Estate, Inc.  
6107 SW Murray Blvd., #313  
Beaverton, OR 97008

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2016
<b>Income</b>													
Monthly COA Dues	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	29427.33	\$353,127.96
Monthly Reserve	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	15156.00	\$181,872.00
<b>Total for Income</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>44583.33</b>	<b>\$534,999.96</b>
<b>Expenses</b>													
Operating Expenses													
Audit Fees	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	\$2,300.00
Bank Charges	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	341.67	\$4,100.00
Copy & Fax	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	\$2,900.00
General Liability Insurance	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	\$23,000.00
General Office Expenses	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	\$275.00
Legal Fees	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	\$550.00
Management Fee - Base	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	3450.00	\$41,400.00
Postage & Delivery	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.42	35.42	\$425.00
Reserve Study Fee	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	\$750.00
<b>Subtotal for Operating Expenses</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>6308.33</b>	<b>\$75,700.00</b>
Repairs & Maintenance (Building)													
Cleaning Service	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	366.67	\$4,400.00
Electric Lamping/Ballast - R&M	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	1083.33	\$13,000.00
Exercise Equipment Maint.	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	\$450.00
Exterior Roof - R&M	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	1250.00	\$15,000.00
Fire & Life - R&M	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
General Building - R&M	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	1821.00	\$21,852.00
Pest Control Service	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	\$2,148.00

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Pool & Spa Maint. & Supplies (Other)	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	\$5,700.00
Pool & Spa Maint. Contract	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	\$6,300.00
<b>Subtotal for Repairs &amp; Maintenance (Building)</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>5837.50</b>	<b>\$70,050.00</b>
Repairs & Maintenance (Grounds)													
Landscaping Contract - Base	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	2750.00	\$33,000.00
Snow Removal Contracts	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Sweeping / Policing	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
<b>Subtotal for Repairs &amp; Maintenance (Grounds)</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>3033.33</b>	<b>\$36,400.00</b>
Utilities													
Electricity - Common Area	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	\$8,700.00
Garbage & Recycle (WM)	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	2583.33	\$31,000.00
Gas	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	\$2,900.00
Telephone/Cable/Internet	114.83	114.83	114.83	114.83	114.83	114.83	114.83	114.83	114.83	114.83	114.83	114.83	\$1,378.00
Water/Sewer	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	10583.33	\$127,000.00
<b>Subtotal for Utilities</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>14248.17</b>	<b>\$170,978.00</b>
<b>Total for Expenses</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>29427.33</b>	<b>\$353,128.00</b>
<b>Net Operating Income</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>15156.00</b>	<b>\$181,871.96</b>